

Findings of Fact

1. The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan; and
 - a. The variance is in harmony with the general purpose and intent of this title and the adopted comprehensive master plan and will not have a conflict with the intent. The game court, given the lack of height, does not add any bulk to the required rear yard.
2. Strict enforcement of this Title would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district; and
 - a. Strict enforcement of this title would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district and of this lot size. With the recent consolidation of the lots, the proposed size of the game court would be unfairly limited by the size of the existing home. Given the overall size of the lot, approximately 1.1 acres, the 5,687 square foot size game court does not cause any overcrowding of land.
3. The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.
 - a. The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to the adjacent property. To the contrary, the court and landscaping will be an improvement in comparison to the back VFW property to the west. Due to the size of the property and location of the court on the property, the views/sight lines from adjacent properties would be minimally affected given the lack of height and bulk of the proposed game court.